

ANCHOR  
HOUSE

working at  
the heart of  
homelessness

# Annual Review 2010

## "Stepping up a gear"



# Introduction

Bishop Thomas McMahon

Diocese of Brentwood



**As we look back over 2010, it is clear that life has become more difficult for many of us as government and council cuts start to bite, and jobs are threatened.**

People are fearful for the future. In this daunting climate, it is uplifting to hear the message of hope and ambition emanating from Anchor House. Despite operating in one of England's most deprived<sup>1</sup> boroughs, Anchor House continues to inspire. It remains focussed on helping society's most marginalised and vulnerable to succeed and to achieve, and rekindles hope and self-confidence in those to whom it opens its doors – its residents and those from the local community who also need help and guidance.

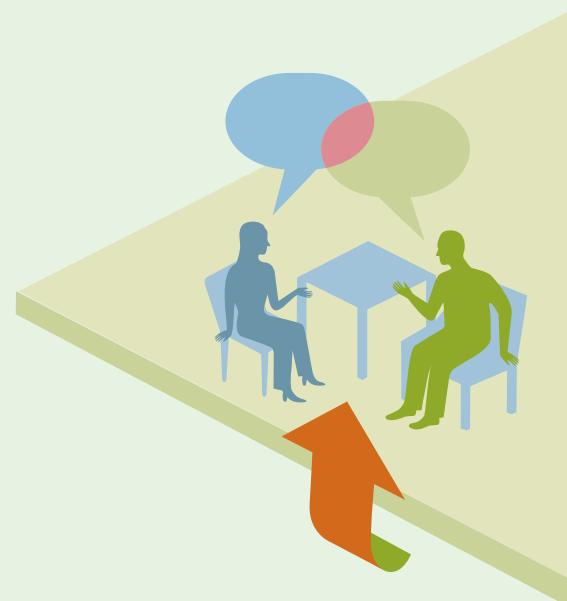
During 2010 Anchor House completed the second phase of its refurbishment, continuing the transformation of the building into a residential and life skills centre. The transformation of people's lives also continued apace.

Anchor House lives up to its name – an anchor providing stability amid the turbulence and challenges of life as a homeless person in East London. But its dedicated staff also provide a safe haven where the broken spirit can find solace, healing and the encouragement to re-enter society as an active citizen.

<sup>1</sup>  
*The English Indices of Deprivation 2007*  
(Department of Communities and Local Government), March 2008 – page 121

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# Introduction

## Keith Fernett and Monsignor John Armitage



**If we could summarise Anchor House's activity throughout 2010 in just one phrase, it would be "stepping up a gear".**

In 2010, we continued to forge ahead across a number of fronts – in terms of our refurbishment project, our plans for a major capital appeal, and in attracting senior, talented leaders with impressive track records in their respective professions. We also continued to achieve public recognition for our colleagues and for our work, winning awards against national competition from across the private, public and third sectors.

But above all, we continued to transform the lives of our residents, and of the people from our local community who benefit from the courses and training opportunities we offer. By the end of 2010, 58 residents had moved into independent living, a further 32 residents were in work, and 61 external volunteering opportunities were taken up by residents.

The refurbishment of three floors of the main accommodation block meant that we operated at around 83% capacity until the last quarter of the year. This in turn had an impact on our income, but we are back at full capacity again, with all the accommodation now equipped as individual learning zones – meaning that residents can study in their bedrooms.

In the last six years, Anchor House has consistently had to outperform in order to survive. For example, we receive a much lower Supporting People grant from our local authority than homelessness charities elsewhere in London are able to claim from their councils. This is because the London Borough of Newham was given a low grant rate.<sup>2</sup>

As a result, we have always had to think creatively about alternative sources of funding, and examine rigorously how we spend the money we receive. This means that we eliminate all activity that distracts us from our goal of achieving successful outcomes for our residents.

Our experience with public funding, while tough, has today made us one of the most energetic, financially robust and resourceful charities around. Outperformance is now business as usual for us. The staff of Anchor House deliver that outperformance, year-after-year. Our motto is "never complacent" – regardless of what we achieve, we always want to do more, faster and better, for the residents. We are ambitious for Anchor House, and for the people we serve. The staff and volunteers of Anchor House deserve our heartfelt thanks and deepest admiration.

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**In the last six years, Anchor House has consistently had to outperform in order to survive.**

Keith Fernett  
Director

Monsignor John Armitage  
Chairman, Committee of Management

<sup>2</sup>

*The Supporting People grant is government funding provided to organisations who are providing services to vulnerable people.*



# Working at the heart of the community

## Anchor House is in Canning Town in the London Borough of Newham – the 3rd most deprived borough in England <sup>3</sup>.

Newham, like other local authorities, has had to cut back on expenditure. There are two changes in particular which will have an impact on Anchor House financing:

- i. Changes in Housing Benefit and the reduced capability to rehouse.
- ii. The replacement of the Supporting People grant with a process whereby organisations tender for the funds. We are confident that we will be successful in bidding for the monies.

The economic outlook is bleak – particularly for homelessness charities. Indeed, John Bird (founder of “The Big Issue” and a Patron of the Anchor House appeal) has talked about a “tsunami of homelessness” as a result of reductions in Government spending.<sup>4</sup>

The Anchor House model is the counterpoint to these twin challenges of lower resources and higher demand for our services. Our business model is about getting the homeless back into independent living, as quickly as possible and for as long as possible.

We do this by designing new lifestyles for our residents, closing the gaps between where they are now and where they want to be. We source volunteering and work opportunities, provide training facilities, uncover their strengths and competences, and facilitate counselling.

Above all, we believe in them.

**Our business model is about getting the homeless back into independent living, as quickly as possible and for as long as possible**

<sup>3</sup>  
*Ibid*

<sup>4</sup>  
As quoted in the  
*London Evening Standard*, 4th February  
2011





# Outcomes during 2010

58

residents moved into independent living

32

residents started work

62

volunteering positions in Anchor House were undertaken by residents

1,249

non-resident training events took place at Anchor House

128

residents had skills assessments

24

residents took on roles of responsibility at Anchor House

13

residents moved into Local Authority properties

61

external volunteering opportunities were taken up by residents

44

residents were involved in an English and Maths accredited course

29

residents were involved in e-learning courses



# Summary of progress: "Stepping up a gear"



During 2010 we stepped up a gear, across a number of fronts.

## Redevelopment Project

In October 2010 we completed Phase 2, the refurbishment of the rooms on the 1st, 2nd and 3rd floors of Anchor House. (The refurbishment of the rooms on the 4th and 5th floors was completed as Phase 1 of the project, along with a series of emergency infrastructure repairs to the main building.)

That means that all of our 118 rooms are now equipped as individual learning zones, allowing residents to study in their bedrooms. Both phases were completed on time and on budget, at an actual cost of £6.2m.

We have been able to pay for this work thanks to £6.2m which we have already raised through grants and the sale of land.

Phase 3 of the project is the building of 25 "move-on" flats, which act as a bridge between the structured life as an Anchor House resident and the challenges of fully independent living. Residents can move into these flats – which will be built in a separate wing of Anchor House – but still have access to the Personal Development Team and other resources in case of need.

Phase 4 will realise our vision of a fully-equipped life skills centre – upgrading and expanding the training areas and workshops on the ground floor of Anchor House. The objective is to create the space, equipment and facilities (such as a full-size catering kitchen and restaurant) to enable residents and non-residents to gain volunteer work experience, and to secure National Vocational Qualifications (NVQs).

This phase will also incorporate space for the provision of health services (check-ups, screenings, signing-up with the National Health Service and dentists, etc.).

**Phase 4 will realise our vision of a fully-equipped life skills centre – upgrading and expanding the training areas and workshops on the ground floor of Anchor House.**





### Fundraising

We need a further £9.3m to complete Phases 3 and 4, and to realise our vision of Anchor House as a state-of-the-art life skills centre.

We had already created an Appeal Board to help us meet this funding challenge, but, towards the end of 2010, we stepped up a gear and sought to complement the Board by enlisting the help of high-profile Patrons from various professions and representing different sections of society – politics, entertainment, sport, health, related charities, and so on.

The project attracted 15 new Patrons, adding to the 10 we already had on board. (See page 16 for the full list of Patrons and Appeal Board members.)

### Visits

We hosted a total of 36 visits during 2010, many of whom are senior influencers in their organisations and professions. The visits included meetings with several residents, as well as a tour of the building. Without fail, our visitors leave with a completely different perception of Anchor House and people who are homeless, than when they arrived.

Our residents and our staff are the most powerful advocates of what we do at Anchor House, and tell our story more eloquently than any document could. They are true ambassadors, and are the reason behind our success to date.

**Our residents and our staff are the most powerful advocates of what we do at Anchor House, and tell our story more eloquently than any document could.**





## “Stepping up a gear” Senior Management

“Stepping up” in 2010 included increasing our intellectual capital by hiring senior professionals with strong track records in their chosen professions.



**Linda Maytum-Wilson**  
Criminal Justice Co-ordinator

Linda is a solicitor and spent seven years as a partner at a leading law firm. Whilst raising her family, she divided her time between training solicitors and legal support staff. She also had a spell as a research assistant at the House of Commons and took part in a wide range of volunteer activities. Immediately before joining Anchor House she worked with the London Criminal Justice Partnership initially establishing the Community Justice Court in Newham and subsequently mainstreaming Community Justice in London.

Linda’s role is to establish working relationships and practices with criminal justice service agencies to support our residents on their journey to active and responsible citizenship. This includes working with prisons as well as those agencies with which residents liaise and work whilst serving sentences in the community or after release from prison. She also works with residents to help them understand and comply with the law.

“The law can be inscrutable and frightening at times so it is vital that we equip our residents to navigate their way around the system responsibly and with confidence” says Linda. She describes the ultimate goal of her work as “community safety and community cohesion. By reducing reoffending, we not only offer residents the chance to realise their potential, we also build a safer and more resilient community.”

Having worked in partnership with both the voluntary and statutory sectors, Linda’s work at Anchor House has benefited from her earlier collaborative work in the Borough and the networks and innovative thinking that underpinned her work on Community Justice.

Involving Anchor House residents in the work of the 2020 Public Services Trust at the RSA (Royal Society for the Encouragement of Arts, Manufacture and Commerce), working closely with the local judiciary, establishing protocols where none existed before and taking a local lead on generating ideas for making criminal justice more responsive and effective are but a few of the initiatives Linda has driven forward.

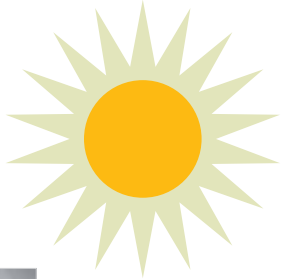
With major changes anticipated in the delivery of criminal justice, Linda is leading and contributing to local debate about design and delivery of local service. She says that it is this proactive and innovative side of her work that makes supporting Anchor House residents and serving the community at the same time so worthwhile.

This role was made possible by funding from the St. John Southworth Fund of the Diocese of Westminster, who generously gave £100,000 in 2009.

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**“By reducing reoffending, we not only offer residents the chance to realise their potential, we also build a safer and more resilient community.”**





**Sian Barrett**  
Substance Misuse Lead

Sian Barrett has the title of Substance Misuse Lead at Anchor House. In this role, she acts as advocate for residents with substance misuse issues in their dealings with various external agencies.

Sian's objective is to help her clients to address, and ultimately overcome, their addictions. "Our approach has to be holistic," says Sian. "You cannot deal with the addiction without knowing more about an individual's family life, whether there is any history of domestic violence, or if they have any physical or mental health issues." This all-embracing approach means that, occasionally, Sian will accompany her clients on visits to their doctor, and/or Probation Officer.

With her experience in working with those with substance misuse issues, particularly her role liaising with Newham's Drug Intervention Programme (established to break the link between drug use and offending), Sian plays a key role in the Anchor House team and in the wider community.

She not only serves the residents, but helps her colleagues in the development of their knowledge and skills in handling substance misuse cases.

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**"You cannot deal with the addiction without knowing more about an individual's family life, whether there is any history of domestic violence, or if they have any physical or mental health issues."**





## “Stepping up a gear” Endorsement of our approach



### 2010 was a successful year for Anchor House, winning a string of National Training Awards and recognised as a centre of National Excellence.

The National Training Awards (delivered by the Skills Funding Agency, part of the Department for Business, Innovation & Skills (BIS)) look at training providers across the UK, and across the public, private and third sectors.

In October 2010, they gave Anchor House the National and Greater London Regional Award for “Providing Education and Training”, and Aggie Chikiwa (Head of Education and Training) received the National and Regional “Inspiration in Training and Education” award and the National “Best Individual Trainer” award. In both categories Anchor House was deemed to be of National Excellence standard.

A few months later, in December 2010, Aggie emerged as the Best Individual training champion out of the seven regional winners – beating competition from around the country.

What is perhaps most striking about Aggie’s accomplishment is his background – Aggie is a former resident of Anchor House. He had been a head teacher in Zimbabwe, and came to England when his wife secured a teaching contract. In London he had two jobs – street cleaning and furniture delivery – while also studying part-time for a degree.

But he lost both jobs in February 2005 as a result of a work injury, and then his home when his landlord would not accept his benefits payments as rent. He had to sleep in a van while his wife stayed in student accommodation, and his children went to stay with relatives. Aggie arrived at Anchor House in March 2006, and in August of that year he completed his Bachelor of Education degree at the Institute of Education, University of London.

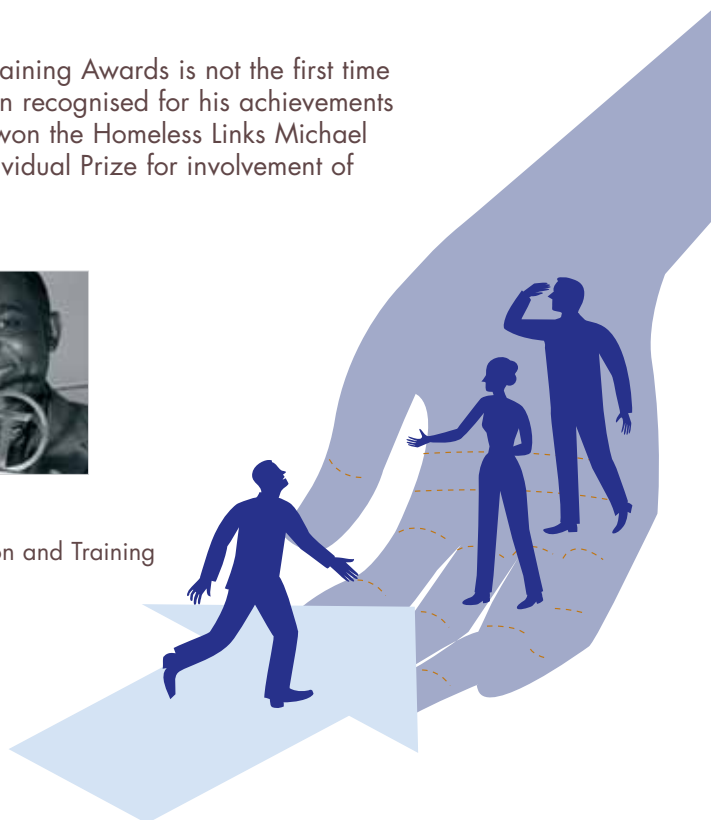
He was able to use his teaching experience to help his fellow Anchor House residents develop skills that led to job opportunities. Today he is living independently with his family, and running the education and training operation at Anchor House.

The National Training Awards is not the first time Aggie has been recognised for his achievements – in 2008, he won the Homeless Links Michael Whippman Individual Prize for involvement of residents.



Aggie Chikiwa  
Head of Education and Training

**“In October 2010, The National Training Awards gave Anchor House the National and Greater London Regional Award for “Providing Education and Training.”**





# Awards and Achievements



## Education and Training Service Delivery

National Training Awards (UK Skills), National and Regional Winner 2010

## Inspiration in Training and Education

(Aggie Chikiwa, Head of Education and Training)  
National Training Awards, National and Regional Winner 2010

## Best Individual Trainer

(Aggie Chikiwa, Head of Education and Training)  
National Training Awards, National Winner 2010

## Innovation in Service User Involvement

Homeless Links Michael Whippman Prize, Winner 2006

## Best Use of Technology in the UK Charity Sector

The Charity Times, Winner 2009

## Charity Principal

(for Keith Fennett, Director)

The Charity Times, Runner-up and Highly Commended 2010

## Community Involvement (Individual : Aggie Chikiwa)

Homeless Links Michael Whippman Prize, Winner 2008

## Innovation in the Homeless Sector for use of digital media

Homeless Link Michael Whippman Prize, Runners-up, 2009

## Most outstanding people back to work

Two residents jointly won the award given by JobCentre Plus (part of Department of Work and Pensions) 2009

## Best Financial Management in the UK

Third Sector Excellence Awards, Runner-up, 2009

## Diversity and Business

Thames Gateway Awards, Commended 2008

## Healthy Options

(for food in the Anchor House restaurant)

Well London Award 2009

# Independent Reviews

## New Philanthropy Capital and Oxford Economics

In 2010, we decided to open Anchor House to the scrutiny of two leading consultancies – New Philanthropy Capital (NPC) and Oxford Economics. Our aim was to cast a an eye over our operations to see more clearly our strengths, weaknesses, opportunities and risks so that we could better strategically manage our future planning.

NPC's objective is to help both donors and charities be more effective. First, by providing funders with information they need on individual causes, and the organisations which champion them. And second, by working with charities to become more effective in their operations, have greater impact with their clients and potential donors, and thereby become more successful in attracting funding.

The NPC researched rigorously and comprehensively our operations and performance. They measured our areas of activities, results, leadership, people and resources, finances and ambitions, through interviewing staff, investigating records and visiting the site.

In the case of Anchor House, we were ranked as "Good" on Activities, Leadership, People and Resources, and Finance.



And that is despite receiving one of the lowest 'Supporting People' grants of any comparable homeless organisation – up to 60% less than some other charities. Over the last 12 months to 31st March 2011 we achieved:

- 95% of residents were involved in positive transitional activities
- 32 residents started work
- 58 residents moved on to independent living.

In addition, the report produced by NPC highlighted opportunities for improvement, and – true to our ethos of "stepping up a gear" and "never complacent" – we will seek to grasp these with alacrity and vigour.

Highlights of the report include the following:

- "Excellent accommodation and range of courses for residents and others in the community"
- "Good leadership, both at board and trustee level"
- "Impressive use of residents to fill positions, and move up the organisation"
- "Finances well managed in difficult circumstances"
- "Ambitions for Anchor House [...] are impressive."

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**The NPC measured our areas of activities, results, leadership, people and resources, finances and ambitions, through interviewing staff, investigating records and visiting the site.**

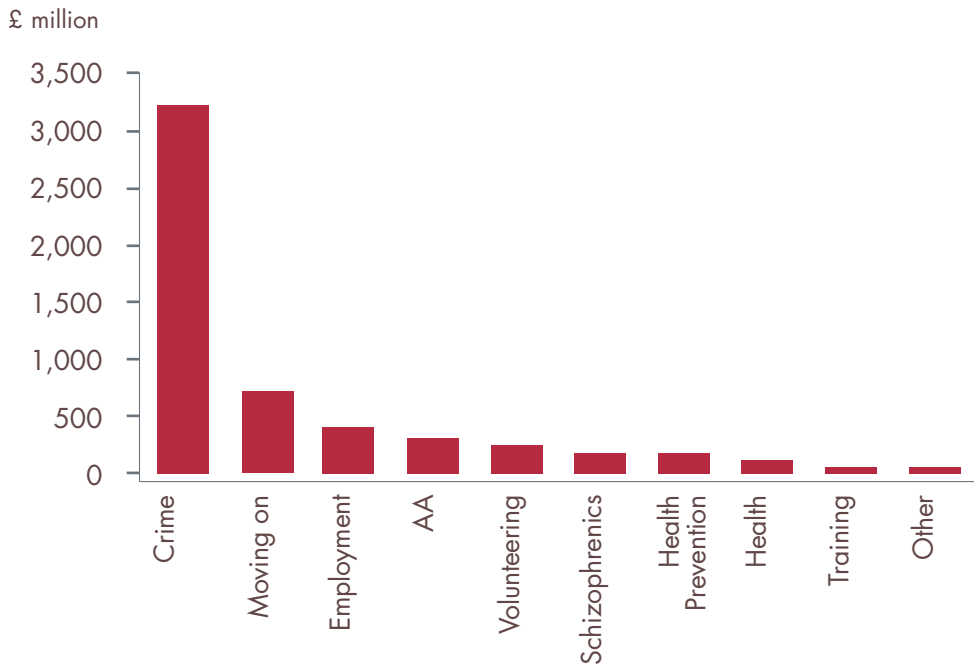


Chart 1:  
 Estimate of the gross benefits  
 Anchor House delivers  
 Source: Oxford Economics

**Oxford Economics** is a commercial consultancy, focussing on quantitative analysis and economic forecasting. They have applied their research tools to measuring the Social Return on Investment (SROI). Demand for a standardised approach to valuing the achievements of charities is growing – donors are demanding evidence for how a charity will invest the funds it receives, and are also looking for a common benchmark to enable a consistent comparison between different charities.

In the case of Anchor House, Oxford Economics looked at the opportunity savings to society generated by Anchor House.<sup>5</sup> They undertook an assessment of our Aspirations Programme results.

In total, the analysis estimated that in 2009/2010 Anchor House delivered £5,328,000 in benefits. If the measure of moving on is excluded to look at what might be called core benefits, this equates to £4,522,000. The most significant benefits are the cost savings from lower crime (£3,221,000), more employment (£388,000) and savings to society from hosting Alcoholics Anonymous (£225,000) (Chart 1).

It found that in 2009 for every £1 invested in Anchor House, we delivered £3.98 of impacts for society. That's a 398% return on investment. Compared to other SROI and CBA (Cost Benefit Analysis) studies of homelessness projects in the UK, Anchor House is found to provide a high return to society.

In total, Anchor House was estimated to deliver £5,062,000 in gross outcomes for society in 2009/2010.

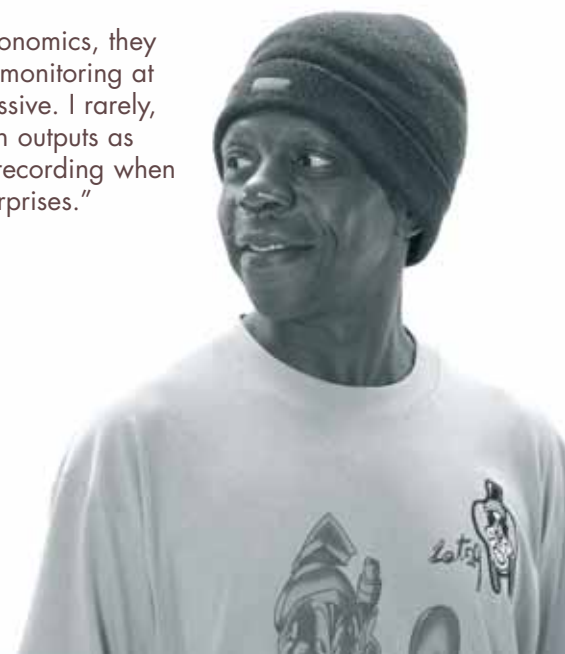
Not everyone will agree with the assumptions and valuations used in the Oxford Economics study, and the sources they quote to underpin their findings. But they are in the early stages of creating a methodology which will not just make it easier for donors to understand how well a charity is performing. It will also help organisations like Anchor House to understand which of its activities is generating what kind of return – and which are not.

On working with Oxford Economics, they said "In general, the output monitoring at Anchor House is very impressive. I rarely, if ever, get given a report on outputs as extensive as your quarterly recording when visiting charities/social enterprises."

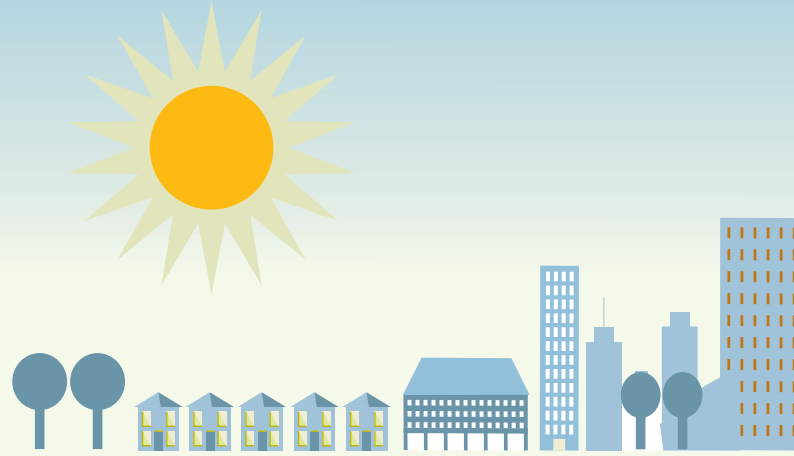
**Research recently conducted by Oxford Economics estimated that in 2009 for every £1 invested in Anchor House, we delivered £3.98 of impacts for society.**

5

*Oxford Economics  
 March 2011: A SROI  
 analysis of Anchor  
 House*



# Personal Testimony



## Danny, a former resident

Danny became a resident of Anchor House just before Keith Fernet took over as Director in 2004, having been homeless for about 18 months.

He had worked as a bar manager and had on-site accommodation; however, the owner of the bar got into financial difficulties, and Danny lost his job and his home. But today he is a successful businessman, with a full-time role in his chosen profession as a machine engineer, and is living an independent life.

Danny remembers the Anchor House of mid-2003 as simply a bed and breakfast hostel for homeless people. There was a bar for the residents, and fruit machines – hardly an environment designed to help people address any addiction issues they might have. With Keith's arrival, the bar and the fruit machines were the first to go. Danny became a founding member of the Residents' Representation Committee, which worked with Keith to transform Anchor House into the residential and life skills centre which it is today.

"Although Keith cares deeply about the residents, and is sincere in his desire to help them, he never treats them as victims," says Danny. "Instead, he respects us, and recognises our potential and dignity, and encourages us to help ourselves as well as others."

This respect for others, and their property, can be exemplified by a story told by Danny. A few years ago he found a mobile phone lying in the street, and was going to hand it in to the police when it rang. The lady at the other end of the line was the (rather frantic!) assistant of the person who had lost the phone. Danny arranged to meet her and hand it over, without knowing who her boss was. The owner of the phone then wrote him a letter of thanks – to his surprise it was none other than Peter Mandelson, then European Commissioner of Trade.

Danny is very loyal to Anchor House, and shares the ethos of "always striving to do better, never being complacent" and he is visibly proud of Anchor House's ongoing success in winning awards. He keeps in touch with Keith and the Personal Development Team, and attended the 2010 Christmas concert which was organised by the residents. He is a true ambassador for Anchor House, and for its ability to transform lives.

# Personal Testimony



## Thomas, a current resident

Today, Thomas, one of Anchor House's residents, has a full-time job as a Caretaker for St. Mark's Community Centre in nearby Beckton.

But when he arrived at Anchor House three years ago, he had been out of work and homeless for the best part of two years. What he found at Anchor House was not a homeless hostel merely offering bed and breakfast, but a team of people who wanted to help him find employment – and had high expectations that he would also play his part.

"At Anchor House they expect you to be self-motivated, to do things for yourself," says Thomas. "They provide the courses, but you have to complete them yourself. But that's how you build up your self-confidence." He completed the Outcomes Star™ with his assigned lifestyle architect, and says that thanks to the personal development plan which he developed with her, he began volunteering for various jobs, ending up in April 2010 with the paid position at St. Mark's.

Thomas highlights the wide range of courses available to residents, from construction training to first aid. He also talks about the few days in June 2010 which he spent at Abbotswick with other residents and Anchor House staff (including Director, Keith Fernett).<sup>6</sup> "It did us the world of good," he says, adding that the peace and quiet of Abbotswick was a welcome change from life on the busy Barking Road in Canning Town.

In summing-up, Thomas says that the focus for residents is on getting a job – and Anchor House provides the stepping-stones to achieve that goal.

<sup>6</sup>

*Abbotswick is a retreat house in rural Essex, run under the auspices of the Catholic Diocese of Brentwood, but open to all groups who wish to use the facilities for reflection.*



# Financial Summary

**In 2010 we have continued with our sound approach of building on the success of previous years** and feel that we are well placed to cope with the changes and challenges of the future. Indeed we see the next few years as a time of great opportunity and look forward to making new alliances with organisations from both within and outside the third sector.

We managed to exert tight control over our expenditure whilst working hard at maximising our income with the result that our performance measured against budget was positively moved by almost £600k.

Grant income showed an increase of some £80k on 2009. This illustrates the strengthening of our relationships with outside agencies and funders and the commitment of our fundraising team. We continued with our prudent approach to reserves and increased our contingency fund to £850k, whilst our technology reserve was increased by £50k to £150k.

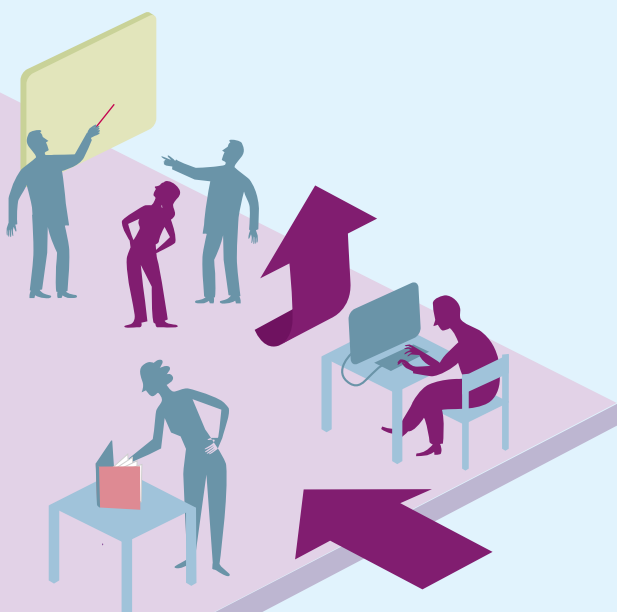
We maintained our job contingency reserve of £50k to ensure that our service delivery model is sustained should there be no continuation of a number of annual grants. The balance of our reserves is available for business development.

Anchor House would like to thank those individuals who have supported us in the year. Our particular thanks go to the parishes of the Diocese of Brentwood for once again helping us to raise over £30k in collections on Homeless Sunday.

We would also like to thank all our partner organisations who have provided invaluable support to residents to help them aspire to a better life.



Derek Pitt,  
Deputy Director





# Statement of Financial Activities

	2010	2009	2008	2007
<b>Incoming Resources</b>				
<b>Income from charitable activities:</b>				
Anchor House	1,546,423	1,675,112	1,389,378	1,030,574
<b>Incoming resources from generated funds:</b>				
Investment income	43,170	78,628	132,585	88,993
Rent receivable	28,242	28,242	28,242	35,785
Voluntary income	41,925	32,670	35,677	73,265
Capital grants	550,000	470,294	1,450,000	
<b>Other income:</b>				
Gain on disposal		2,000	42,793	
Gain on disposal of land				2,511,730
<b>Total Incoming Resources</b>	<b>2,209,760</b>	<b>2,286,946</b>	<b>3,078,675</b>	<b>3,740,347</b>
<b>Resources Expended Charitable activities:</b>				
Anchor House	1,905,025	1,692,001	1,410,268	1,200,263
Governance costs	26,676	37,495	27,513	18,920
<b>Total Resources Expended</b>	<b>1,931,701</b>	<b>1,729,496</b>	<b>1,437,781</b>	<b>1,219,183</b>
<b>Net incoming resources before other recognised gains and losses</b>				
Transfers between funds	278,059	557,450	1,640,894	2,521,164
<b>Other recognised gains and losses:</b>				
Unrealised loss/gain on investments	31,728	-56,692	-3,298	-19,597
<b>Net Movement in Funds</b>	<b>309,787</b>	<b>500,758</b>	<b>1,637,596</b>	<b>2,501,567</b>
<b>Total Funds Brought Forward</b>	<b>6,697,293</b>	<b>6,196,535</b>	<b>4,558,939</b>	<b>2,057,372</b>
<b>Total Funds Carried Forward</b>	<b>7,007,080</b>	<b>6,697,293</b>	<b>6,196,535</b>	<b>4,558,939</b>
<b>Balance Sheet as at 31st December</b>				
<b>Fixed Assets</b>				
Tangible fixed assets	5,419,136	4,036,020	3,557,618	3,362,230
Investments at market value	1,336,084	2,055,422	2,061,048	1,175,615
	6,755,220	6,091,442	5,618,666	4,537,845
<b>Current Assets</b>				
Stocks	21,300	19,628	15,966	11,853
Debtors	170,644	185,422	361,519	369,855
Cash at bank and on deposit	142,364	598,754	351,834	1,012,692
	334,308	803,804	729,319	1,394,400
Creditors : amounts falling due within one year	-82,448	-197,953	-151,450	-1,373,306
<b>Net Current Assets</b>	<b>251,860</b>	<b>605,851</b>	<b>577,869</b>	<b>21,094</b>
<b>Net Assets</b>	<b>7,007,080</b>	<b>6,697,293</b>	<b>6,196,535</b>	<b>4,558,939</b>
<b>Represented By</b>				
Unrestricted funds				
General	539,208	1,536,160	1,663,804	3,633,826
Designated	6,359,136	5,061,133	4,532,731	925,113
Restricted funds	108,736	100,000	0	
	<b>7,007,080</b>	<b>6,697,293</b>	<b>6,196,535</b>	<b>4,558,939</b>

# Lists of Committees

## Management, Trustees, Patrons, Appeal Board and Partners

### Committee of Management

- Monsignor John Armitage (Chairman)
- James Donovan, divisional fire officer and risk assessment specialist
- Arinola Edah, housing official
- Sister Theresa Anne Hughes
- John Lowe, housing and social care specialist
- Bob Townsend, retired bank manager

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- Access to Music
- Alcoholics Anonymous
- The Bernard Sunley Charitable Trust, Funding partner
- Building Crafts College, Construction training provider
- Cardboard Citizen, Drama and Samba classes
- Cocaine Anonymous
- Community Links, Benefits and Rights advice
- Criminal Justice Intervention Team, Liaison with all agencies
- Dr Knell, Supporting partner
- East London NHS, provider of health surgery and liaison with TB and Dental Screening

- Fareshare
- Foundation 66
- Galliford Try Plc.
- Healthy Options Team – Newham
- The Holbeck Trust, Funding partner
- Investec Bank, Funding partner
- Job Centre Plus, Onsite job brokerage services
- Joseph Strong Frazer Trust, Funding partner
- Learning Disabilities
- Learning and Skills Solutions
- London Borough of Newham
- London Probation Trust, Liaison on referrals
- London Wildlife Foundation
- Metropolitan Police
- Narcotics Anonymous
- Newham Community College, Provider of educational courses
- Newham Community Drugs Team
- Newham PCT
- Newham Health Links Health Watchdog
- Newham Substance Misuse Team, Drugs awareness training
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- The Parishes of Brentwood Diocese
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- Powerleague
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- Walker Management
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- The Worshipful Company of Basketmakers' Charitable Trust, Funding partner
- Westfields Stratford City

# " You are a friend of mine."

## Anchor House Anthem

I thought I knew it all, I'd been around  
and seen some faces  
What did I learn?

I turn my back and walk away from  
things distasteful  
I turn my back and walk away

I like to talk with compassion, or at least  
to a fashion  
But how much do I know?

It seems so wrong that in this day and  
age of self-recognition  
Conscience fades away

Go out and make your own way  
Go out my friend!

Go out and take control  
You're lucky if you can!

Oh Anchor House – you are a friend of mine  
Throughout our lives – your light will shine

You stand alone!

Oh Anchor House – you are a friend of mine

Composed by Eve O'Keefe and Steve Nolan ©  
Recorded by Anchor House Residents May 2010  
[www.soundcloud.com/anchor-house-charity](http://www.soundcloud.com/anchor-house-charity)



81 Barking Road  
London E16 4HB

tel: 020 7476 6062

fax: 020 7055 6821

email: [info@anchorhouseuk.org](mailto:info@anchorhouseuk.org)

[www.anchorhouseuk.org](http://www.anchorhouseuk.org)

Registered Charity No. 253669

“ Anchor House is the antidote  
to “compassion fatigue.” ”

Jeremy Paxman, Anchor House Patron